## **SNAPSHOT** of HOME Program Performance--As of 06/30/09 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Antonio State: TX

PJ's Total HOME Allocation Received: \$114,585,160 PJ's Size Grouping\*: A PJ Since (FY): 1992

					Nat'l Ranking (l	Percentile):*
Category	PJ	State Average	State Rank	Nat'l Average	Group A	Overall
Program Progress:			PJs in State: 39			
% of Funds Committed	93.77 %	91.50 %	12	93.41 %	58	51
% of Funds Disbursed	85.25 %	83.16 %	16	84.68 %	47	42
Leveraging Ratio for Rental Activities	7.27	4.57	1	4.72	100	100
% of Completed Rental Disbursements to All Rental Commitments***	99.60 %	72.59 %	21	80.76 %	80	59
% of Completed CHDO Disbursements to All CHDO Reservations***	64.22 %	56.65 %	22	68.18 %	35	34
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	68.87 %	75.74 %	27	80.32 %	15	17
% of 0-30% AMI Renters to All Renters***	44.19 %	41.33 %	19	45.16 %	40	46
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	94.75 %	98.19 %	29	95.04 %	29	27
Overall Ranking:		In St	tate: 12 / 39	Nation	nally: 51	57
<b>HOME Cost Per Unit and Number of Completed</b>	Units:					
Rental Unit	\$11,444	\$15,094		\$26,037	1,677 Units	33.40
Homebuyer Unit	\$14,179	\$9,687		\$14,755	2,251 Units	44.80
Homeowner-Rehab Unit	\$39,798	\$30,646		\$20,487	961 Units	19.10
TBRA Unit	\$9,297	\$3,738		\$3,225	137 Units	2.70

<sup>\* -</sup> A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

<sup>\*\* -</sup> E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

<sup>\*\*\*-</sup> This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## **Program and Beneficiary Characteristics for Completed Units**

TX Participating Jurisdiction (PJ): San Antonio

**Total Development Costs:** (average reported cost per unit in **HOME-assisted projects**)

PJ: State:\* National:\*\*

Rental \$78,764 \$54,567 \$92,323

Homebuyer Homeowner \$63,477 \$40,174 \$59,595 \$33,345 \$23,292 \$73,745

**CHDO Operating Expenses:** (% of allocation)

PJ:

**National Avg:** 

0.0 % 1.1 %

R.S. Means Cost Index: 0.81
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White:   12.6   4.9   2.6   20.4   Single/Non-Eiderly:   24.2   10.4   10.4   64.2		Rental %	Homebuyer %	Homeowner %	TBRA %			•	Homeowner	TBRA
Black/African American:   15.8   5.4   7.8   26.3   Elderly:   24.0   3.5   49.8   4.4	RACE:		,			HOUSEHOLD TYPE:	<b>%</b>	<b>%</b>	<u></u>	%
Asian: 0.4 0.0 0.0 0.0 Related/Single Parent: 28.9 32.3 6.8 17.5 American Indian/Alaska Native: 0.1 0.0 0.0 0.0 0.0 0.0 Related/Two Parent: 15.8 49.1 25.0 2.9 Other: 7.0 4.8 8.0 10.9 American Indian/Alaska Native and White: 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	White:	12.6	4.9	2.6	20.4	Single/Non-Elderly:	24.2	10.4	10.4	64.2
American Indian/Alaska Native: 0.1 0.0 0.0 0.0 0.0 Other: 15.8 49.1 25.0 2.9 Other: 7.0 4.8 8.0 10.9 American Indian/Alaska Native and White: 0.0 0.0 0.0 0.0 0.0 Other: 7.0 4.8 8.0 10.9 American Indian/Alaska Native and White: 0.0 0.0 0.0 0.0 0.0 Other: 7.0 4.8 8.0 10.9 Asian and White: 0.0 0.0 0.0 0.0 0.0 Other: 7.0 4.8 8.0 10.9 Asian and White: 0.0 0.0 0.0 0.0 0.0 Other: 7.0 4.8 8.0 10.9 Asian and White: 0.0 0.0 0.0 0.0 0.0 Other: 7.0 4.8 8.0 10.9 Asian and White: 0.0 0.0 0.0 0.0 Other Multi Racial: 0.0 0.0 0.0 0.0 Other Multi Racial: 0.8 1.2 0.0 0.0 Other Multi Racial: 0.8 8.4 89.3 53.3 Asian/Pacific Islander: 0.1 0.2 0.2 0.0 Other: 8.4 Section 8: 8.4 Indian/Alaska Native and Black: 9.8 88.4 89.3 53.3 Asian/Pacific Islander: 9.8 88.4 89.3 53.3	Black/African American:	15.8	5.4	7.8	26.3	Elderly:	24.0	3.5	49.8	4.4
Native Hawaiian/Pacific Islander:  American Indian/Alaska Native and White:  0.0 0.0 0.0 0.0 0.0  Asian and White:  0.0 0.0 0.0 0.0 0.0  Black/African American and White:  0.1 0.0 0.0 0.0  Other Multi Racial:  Asian/Pacific Islander:  0.1 0.2 0.2 0.0  ETHNICITY:  Hispanic  69.8 88.4 89.3 53.3  HOUSEHOLD SIZE:  1 Person:  40.2 11.8 40.9 58.4 Section 8: 32.4 1.4 4.7 0.0  3 Persons:  1 Persons:  8.9 22.6 6.1 5.1 No Assistance:  5 Persons:  6 Persons:  3 Resons:  0.1 0.2 0.2 0.9 0.8 0.0  Other:  7.0 4.8 8.0 10.9  Other:  8.0 10.9  Other:  1.0 0.0  Other:  1.0 0.0	Asian:	0.4	0.0	0.0	0.0	Related/Single Parent:	28.9	32.3	6.8	17.5
American Indian/Alaska Native and White:  American Indian/Alaska Native and White:  O.0  O.0  O.0  O.0  O.0  O.0  O.0  Black/African American and White:  O.0  O.0  O.0  O.0  O.0  O.0  O.0  O.	American Indian/Alaska Native:	0.1	0.0	0.0	0.0	Related/Two Parent:	15.8	49.1	25.0	2.9
Asian and White: 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.0	Other:	7.0	4.8	8.0	10.9
Black/African American and White: 0.1 0.0 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0	American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black: 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Asian and White:	0.0	0.0	0.0	0.0					
Other Multi Racial:  Asian/Pacific Islander:  0.1 0.2 0.2 0.0  ETHNICITY: Hispanic 69.8 88.4 89.3 53.3  HOUSEHOLD SIZE:  1 Person: 2 Persons: 3 Persons: 40.2 11.8 40.9 58.4 HOME TBRA: 3 Persons: 4 Persons: 4 Persons: 4 Persons: 5 Persons: 5 Persons: 6 Persons: 7 Persons: 6 Persons: 7 Persons: 8 Persons: 9 P	Black/African American and White:	0.1	0.0	0.1	0.0					
Asian/Pacific Islander:    D.1   D.2   D.2   D.0	American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
ETHNICITY: Hispanic 69.8 88.4 89.3 53.3  HOUSEHOLD SIZE:  1 Person: 40.2 11.8 40.9 58.4 Section 8: 32.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1	Other Multi Racial:	0.8	1.2	0.0	0.0					
Hispanic 69.8 88.4 89.3 53.3  HOUSEHOLD SIZE:  1 Person: 40.2 11.8 40.9 58.4 Section 8: 32.4 1.4  2 Persons: 26.9 19.8 32.2 24.8 HOME TBRA: 1.6  3 Persons: 8.9 22.6 6.1 5.1 No Assistance: 52.0  5 Persons: 3.8 12.3 4.7 0.0  6 Persons: 0.2 0.9 0.8 0.0	Asian/Pacific Islander:	0.1	0.2	0.2	0.0					
HOUSEHOLD SIZE:  1 Person: 2 Persons: 3 Persons: 40.2 11.8 40.9 58.4 58.4 1.4 40.9 58.4 1.4 40.9 58.4 1.4 40.9 58.4 1.4 40.9 58.4 59.0 60.0 60.0 60.0 60.0 60.0 60.0 60.0 6	ETHNICITY:									
1 Person:	Hispanic	69.8	88.4	89.3	53.3					
2 Persons:       26.9       19.8       32.2       24.8       HOME TBRA:       1.6         3 Persons:       19.2       28.4       13.0       10.9       Other:       14.0         4 Persons:       8.9       22.6       6.1       5.1       No Assistance:       52.0         5 Persons:       3.8       12.3       4.7       0.0         6 Persons:       0.8       4.0       2.0       0.7         7 Persons:       0.2       0.9       0.8       0.0	HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL	ASSISTAN			
3 Persons: 19.2 28.4 13.0 10.9 Other: 14.0 4 Persons: 8.9 22.6 6.1 5.1 No Assistance: 52.0 5 Persons: 0.8 4.0 2.0 0.7 7 Persons: 0.2 0.9 0.8 0.0	1 Person:	40.2	11.8	40.9	58.4	Section 8:	32.4	1.4		
4 Persons:  8.9	2 Persons:	26.9	19.8	32.2	24.8	HOME TBRA:	1.6			
5 Persons:  3.8 12.3 4.7 0.0 6 Persons:  0.8 4.0 2.0 0.7 7 Persons:  0.9 0.8 0.0	3 Persons:	19.2	28.4	13.0	10.9	Other:	14.0			
6 Persons: 0.8 4.0 2.0 0.7 7 Persons: 0.2 0.9 0.8 0.0	4 Persons:	8.9	22.6	6.1	5.1	No Assistance:	52.0			
7 Persons: 0.2 0.9 0.8 0.0	5 Persons:	3.8	12.3	4.7	0.0					
0.2 0.0 0.0	6 Persons:	0.8	4.0	2.0	0.7					
	7 Persons:	0.2	0.9	0.8	0.0					
8 or more Persons: 0.0 0.3 0.3 # of Section 504 Compliant Units / Completed Units Since 2001	8 or more Persons:	0.0	0.3	0.3	0.0	# of Section 504 Complian	t Units / Co	mpleted Un	its Since 200	<b>1</b> 138

<sup>\*</sup> The State average includes all local and the State PJs within that state

**HOME Program Performance SNAPSHO** 

<sup>\*\*</sup> The National average includes all local and State PJs, and Insular Areas

<sup>#</sup> Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

## HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Antonio State: TX Group Rank: 51 (Percentile)

State Rank: 12 39 PJs Overall Rank:

Overall Rank: 57 (Percentile)

Summary: 1 Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	99.6	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	64.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	68.87	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	94.75	
"ALLOCATION-Y	'EARS" NOT DISBURSED***	> 3.070	2.51	

<sup>\*</sup> This Threshold indicates approximately the lowest 20% of the PJs



<sup>\*\*</sup> This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

<sup>\*\*\*</sup> Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.